

TUTTLE ADDITION SUBDIVISION, BLOCK 1, RESUBDIVISION OF LOTS 4, 5, AND 6

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

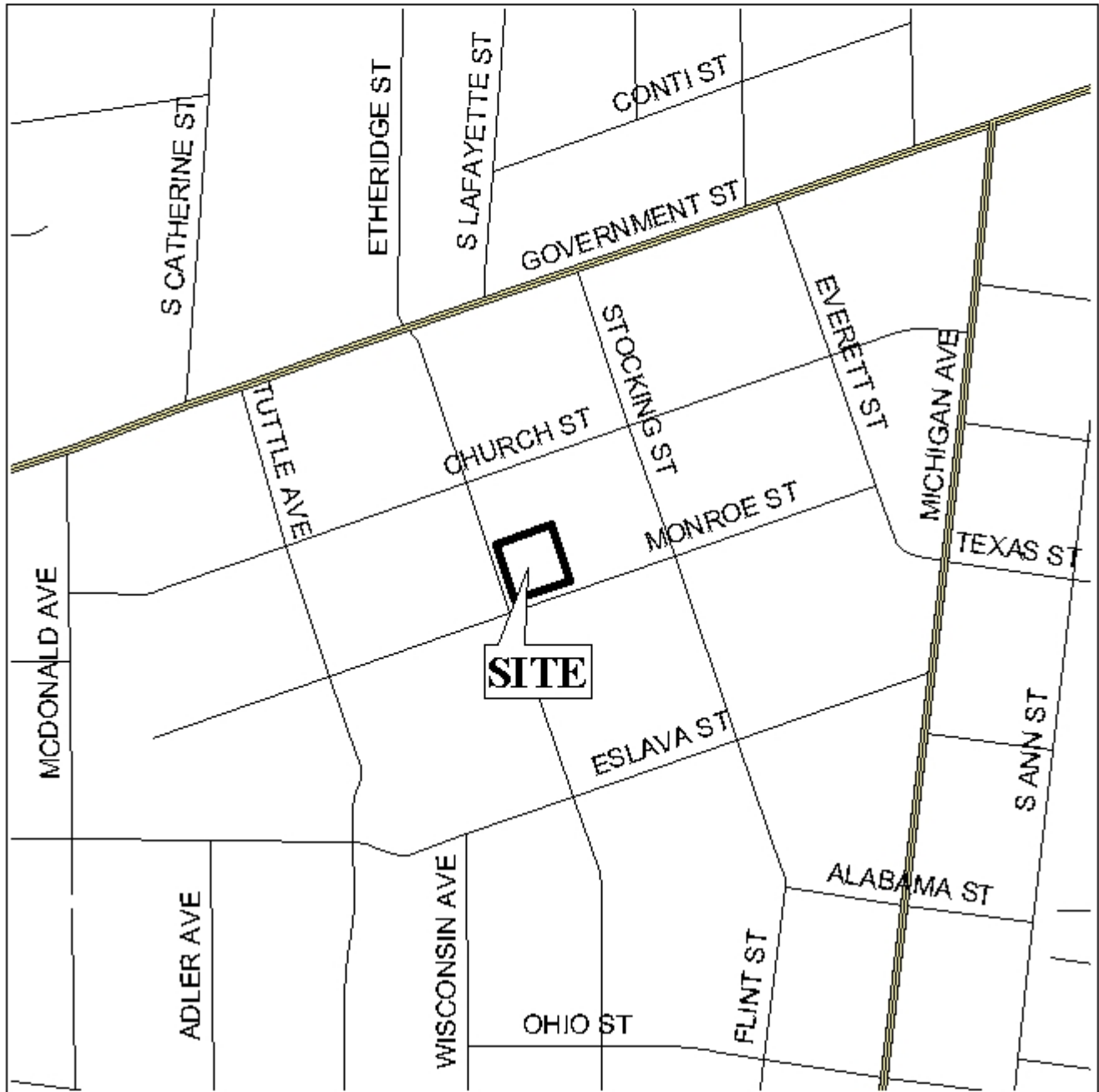
The plat illustrates the proposed 2 lot, 0.5 ± acre subdivision which is located at the Northeast corner of Dexter Avenue and Monroe Street and is in City Council District 3. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide three existing lots of record into two lots.

The site is located in a Historic District. Typically, in a Historic District, a waiver to modify the 25-foot minimum building setback is allowed. The minimum building setback allowed for this site shall be between 16' and 21' for the front and no less than 2' for the side street; thus in compliance with the Historic District Overlay.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the Historic District Overlay setbacks shown on plat.

LOCATOR MAP
















APPLICATION NUMBER 18 DATE December 15, 2005

APPLICANT Tuttle Addition Subdivision, Block 1, Resub of Lots 4, 5, & 6

REQUEST Subdivision



LEGEND              



NTS